

BK 3745 PG 109

59-2-111

51-268

WARRANTY DEED

Joint Tenancy

\$2000

Know all Men by these Presents,

RE TRANS
TO
PPC
OF
TH
PPC

That we, William L. Remington and Cynthia M. Remington, both of Waterville, County of Kennebec and State of Maine

011192

in consideration of One Dollar and other valuable considerations

TRANSFER
TAX
PAID

paid by John S. Cavanaugh and Michelle A. Cavanaugh, both of Waterville, County of Kennebec and State of Maine

whose mailing address is 10 E. Crestwood Park Apartments, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said John S. Cavanaugh and Michelle A. Cavanaugh

as joint tenants and not as tenants in common, their heirs and assigns forever,

SEE SCHEDULE A ATTACHED
HERETO AND MADE A PART HEREOF

BK 3745 PG 110

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said John S. Cavanaugh and Michelle A. Cavanaugh

51208

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do **covenant** with the said Grantees, their heirs and assigns, that lawfully seized in fee of the premises, that they are free of all encumbrances

that we do have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said William L. Remington and Cynthia M. Remington, husband and wife, each individually, and

~~XXXX~~

~~husband/wife of the said~~ XXX

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 11th day of the month of June, A.D. 19 90.

Signed, Sealed and Delivered
in presence of CMT-268

Gordon M. C...
.....
.....
.....
.....
.....

William L. Remington
William L. Remington
Cynthia M. Remington
Cynthia M. Remington
.....
.....
.....
.....

State of Maine, County of Kennebec BB. June 11, 19 90.

Then personally appeared the above named William L. Remington

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Gordon M. C...
Notary Public
~~XXXXXX~~

CYNTHIA M. MEHNERT
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 20, 1996

Printed Name,



SCHEDULE A

Certain lots or parcels of land with the buildings thereon, if any, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

PARCEL ONE: Certain lots or parcels of land, situated in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Bounded on the north by Boutelle Avenue, on the east by land now or formerly owned by Phoebe Fraxier; on the south by land now or formerly owned by Mrs. Emelie Nader, on the west by land of the Company that sold lots of land below here known as the Elmwood Ville.

Another lot in said Waterville, being Numbered Three (3) on plan of Hillcrest addition made by J. H. Burleigh C. E., dated August 1903 and recorded in Kennebec County Registry of Deeds Book 2 Page 31 and 38, to which reference may be had for a more particular description.

This conveyance is subject, however, to all rights of the Waterville Sewerage District acquired by deeds recorded in Kennebec Registry of Deeds Book 1079, Page 409 and Book 1079, Page 411.

Meaning and intending hereby to convey the same premises conveyed to the Grantors herein by Warranty Deed of Albert Desrosiers dated November 16, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3271, Page 144.

PARCEL TWO: A certain lot or parcel of land situated in WATERVILLE and being a part of Lot Numbered Four (4) on plan of Hillcrest addition made by J. H. Burleigh C. E., dated August 1903 and recorded in Kennebec County Registry of Deeds Book 2, Page 31 and 38, to which reference may be had for a more particular description, bounded and described as follows, to wit:

Beginning in the southerly line of Boutelle Avenue at the northwesterly corner of Lot Numbered Three (3) on said Plan of Hillcrest Addition; thence southerly along the westerly line of said Lot Numbered Three (3) a distance of one hundred thirty eight (138) feet, more or less, to the southwesterly corner of said Lot Numbered Three (3); thence westerly along land now or formerly of Royal and Irene Bourque a distance of twenty-one (21) feet, to a point in the northerly line of said Bourque; thence northerly in a line twenty-one (21) feet from and parallel to the said westerly line of Lot Numbered Three (3) to the southerly line of said Boutelle Avenue and a point located twenty-one (21) feet from the northwesterly corner of said Lot Numbered Three (3); thence easterly along the northerly line of said Boutelle Avenue a distance of twenty-one (21) feet, to the point and place of beginning.

This conveyance is subject, however, to all rights of the Waterville Sewerage District acquired by deed recorded in Kennebec Registry of Deeds Book 1079, Page 409.

Meaning and intending hereby to convey the same premises conveyed to the Grantors herein by Warranty Deed of Albert Desrosiers datd September 12, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3427, Page 315.

RECEIVED KENNEBEC SS.

1990 JUN 12 PM 1:56

- 41 - [Signature]